

COMMUNITY PRESERVATION COMMITTEE

Public Meeting Minutes

November 30, 2021

7:00 P.M.

Virtual Public Hearing and Public Meeting

Pursuant to notice duly filed with the Town Clerk's Office, Concord's Community Preservation Committee held a virtual public meeting on Tuesday, November 30, 2021 at 7:00 p.m. using the Zoom meeting platform. Meeting ID: 834 8361 7013 Password: 099277

Committee members Diane Proctor, Tom Kearns, Nancy Nelson, John Cratsley, Burton Flint, Paul Boehm, Peter Ward, Sarah Grimwood and Charles Phillips were present.

Others Present: Marcia Rasmussen, Delia Kaye, Jon Richardson, Michael Lawson, Alice Rosen, Anita Tekle, Anke Voss, Anne Standish, Arra Avakian, Beth Baryjames, Beth Kelly, Beverly Ridpath, Bri (no last name), Carlene Hempel, Catherine Clairmont, Christa Collins – Sudbury Valley Trustees, Christina Scherer, Christine Reynolds, Christine Szal, D. Collins, David Harvey, Dorrie Kehoe, Dudley Goar, Ebdelsner, Elizabeth Hughes, Emmet Begin, Frank Feeley, Gail Bucher, Gary Kleiman, Gina Gargano, Glenn and Juliana Marmon, Gregory Maguire, Ingrid Detweiler, iPadCheryl, Irwin H., James Burns, Janet C. Miller, Javier Urcid, Jerry Frenkil, J. Flaherty, Joan Ferguson, John D. Richardson, Josh Galper, Karen Smith, Karlen Reed, Kathleen (no last name), Kitsy Rothermel, Lee Smith, Linda Escobedo, Lisa (no last name), Liz Rust, Lucy Miller, Mary Babcock, Mary Clarke, Mary Hartman, Mary Hult, Mary Gallagher, Michael Busack, Nancy Leland, Nick Johnson, NK, Pam Gardner, Penny (no last name), Pinecone Classroom, Polly Reeve, Richard Pasley, Roselyn Romberg, Scott Richardson, Steve Ferry, Stuart John Stone, Sue and Jay Beede-Copeland, Tom Bailey, Tom Bates, Tom Kearns, Tom Wilson, Ursula Ziegler, 978-369-6437, 978-505-5745.

The Chair called the meeting to order at 7:03 p.m. by a roll call vote.

Everyone at the meeting introduced themselves and stated which board or committee they were the designee.

Public Hearing

Ms. Proctor presented slides summarizing CPA in Concord, the application review process, available funding, and then presented more detailed information on each application requesting funding this cycle. Ms. Proctor explained that they will be saving the Assabet River Bluff project to the end for discussion.

Community Housing Projects include the following:

- Regional Housing Services Program - Town of Concord

The Town of Concord is requesting \$28,000 in funding for the Town's participation in the Regional Housing Services Office, an inter-municipal organization which provides professional housing staff for the administration of the affordable housing programs in Concord and six neighboring communities.

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There were no comments or questions in this funding category.

Historic Preservation Projects include the following:

- 110 Walden Street Preservation Phase 4 – Concord Home for the Aged
- The Old Manse Exterior Preservation – The Trustees of Reservations
- Wright Tavern Structural Repairs, Wright Tavern Legacy Trust and Trustees of First Parish Donations
- Concord Oral History Preservation and Access Project – Concord Free Public Library

The Concord Home for the Aged is requesting \$150,000 in CPA funding for Phase 4 of the 110 Walden Street Preservation Project (the historic Timothy Wheeler House). Phase 4 includes the implementation of several of the projects recommended in the Historic Structures Report including, repairing the siding and painting the exterior of the house; basement foundation repairs; granite stair alignment and repointing; asbestos removal; and fascia and column repairs on the front of the house.

The Trustees of Reservations is requesting \$38,500 in CPA funding to support the painting of the entire structure (main block, summer kitchen, shop, Shay shed, and shutters) and related carpentry work that must be addressed prior to painting, including repairs to trim, doors, and window frames. The goals of this critical work are to help ensure the integrity of the building's exterior envelope, preventing the deterioration of the clapboards, trim, windows, shutters, and doors, and to improve the appearance while retaining the character of the Old Manse so that it may be enjoyed for decades to come.

The Wright Tavern Legacy Trust and the Trustees of First Parish Donations request \$260,000 towards the Wright Tavern Structural Repairs project. The project includes reinforcing all rafters and floor joists in the Attic, adding a ridge beam, installing new lally columns and beams in the Basement, repointing Foundation bricking, insulating the building, installing a dehumidification system and a new fire suppression system, upgrading the alarm system, upgrading the water line, and repairing landscaping.

The Concord Free Public Library requests \$22,841.50 in CPA funding to digitize and transcribe a collection of almost 500 recordings of Concord Oral Histories; many of which are only available on audio cassettes.

Mary Hartman asked where the matching funds come from, and Ms. Proctor stated that it depends on the project. She explained that it can be private donations, previous CPA funding, money from the capital budget and other grants.

Open Space, Recreation and Historic Preservation Projects include the following:

- Junction Village Open Space – Town of Concord

The Town of Concord and the Junction Village Open Space Task Force request \$300,000 in CPA funding to create passive open space on 6.5 acres of land along the Assabet River as it stretches behind the MCI property and perpendicular to the Bruce Freeman Rail Trail. The project scope involves a

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multi-year process that will begin with general design and invasive plant removal, which will evolve to a developed parkland with interpretive signage, a pollinator meadow, gathering spaces, and public art.

There were no comments or questions on this category.

Open Space and Recreation Projects include the following:

- Bruce Freeman Rail Trail – Town of Concord
- Assabet River Pedestrian Bridge – Town of Concord
- Treatment and Prevention of Cyanobacteria Blooms in White Pond – White Pond Advisory Committee

The Town of Concord requests \$300,000 in CPA funding to provide additional fencing, plantings, benches, interpretive signage and other amenities to enrich and enhance the visitor experience along the Bruce Freeman Rail Trail.

The Town of Concord requests \$300,000 in CPA funding to continue the development of complete architectural plans, full structural and construction drawings that meet the requirement of MassDOT, specification, estimates and final permitting needed for construction of the Assabet River Pedestrian Bridge.

The White Pond Advisory Committee requests \$36,000 in CPA funding to continue in-pond remediation in White Pond to mitigate cyanobacteria outbreaks using a pilot program that effectively mitigates toxic blooms apparent on the water's surface and sediment.

Josh Galper explained that they have raised \$5,000 in private funding towards the White Pond project. Henry Patterson, of 109 Seymour Street spoke in favor of the White Pond project. Arra Avakian, of 501 Powder Mill Road spoke in favor of the White Pond project. Dine Collins, of 39 Seymour Street spoke in favor of the White Pond project. Adam Begin of 31 Fern Street spoke in favor of the White Pond project. Jerry Frenkil of 130 Jennie Dugan Road spoke in favor of the White Pond project. Catherine Clairmont of 26 hemlock Street spoke in favor of the White Pond project. Nick Johnson of 38 Bolton Street expressed concerns about cutting down trees. Beth Kelly of 39 White Avenue stated that the White Pond Advisory Committee has the authority to strategize on how to get state and local funding. Susan Bates spoke in favor of the White Pond project.

Recreation Projects include the following:

- Recreation Facilities Strategic Plan Consultant – Concord Recreation Department

The Concord Recreation Department requests \$75,000 in CPA funding to hire a qualified consulting firm to update the Town's Recreation Facilities Strategic Plan. The selected consultant will work with recreation staff, Recreation Commission members, Town Departments, and other community stakeholders to plan and execute a robust assessment of needs while engaging in a hands on, collaborative, inclusive, and holistic public participation process. The Plan that will be produced will provide the Town with a roadmap that prioritizes and guides annual capital project planning through a lens of strategic, purposeful, and prioritized needs and actions.

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There were no comments or questions on this category.

Administration Projects include the following:

- Staff and Technical Services – Town of Concord

The Town of Concord requests \$40,000 in funding to support the CPA in Concord by providing staff support from the Dept. of Planning and Land Management; legal, technical, and consulting assistance for the Town's CPA funded projects; supplies and associated administrative requirements including legal ads, copying, etc.; and funding to purchase CPA signage.

There were no comments or questions on this category.

Open Space and Community Housing Projects include the following:

- Assabet River Bluff Preservation and Housing – Land Acquisition – Town of Concord

The Town of Concord is requesting \$1,000,000 towards the acquisition of a parcel of land for both open space and community housing purposes.

Ms. Proctor summarized the 41 letters received regarding this project and Ms. Rasmussen provided project updates in a slideshow presentation. Ms. Rasmussen explained that there are two goals: 1. Conserve an open space area along the Assabet River while providing public access to the trails beyond what is naturally protected under the River and Wetlands Protection Acts. 2. "Land Bank" the buildable portion of the land and, through a public process, control the scale, density, and design of housing, including community housing units, with eventual issuance of an RFP for development. Ms. Rasmussen presented plans that show a conceptual 6-lot subdivision; a plan that shows a basic PRD with 10 new housing units with detached garages, plus the 2 existing units at 406 Old Marlboro Road; a plan that shows a PRD with 7 new housing units with detached garages, plus the 2 existing units at 406 Old Marlboro Road; and a plan that shows a PRD with 6 new units (2 duplex) and detached garages plus the 2 existing units at 406 Old Marlboro Road. Ms. Rasmussen reviewed the development scenarios that have been considered, the funding sources for the project, and the process from here.

Mary Hartman, of 16 Concord Greene spoke in favor of the project. Jon Richardson, of 13 South Meadow Ridge spoke in opposition to the project if access is on Old Marlboro Road. Frank Feeley of Lexington Road, spoke in favor of smaller housing units. Gary Kleiman of 57 Central Street asked about the plan for funding the construction of the lots and the maintenance of the open space. Ms. Rasmussen explained that a developer would purchase the land and the proceeds would go towards housing. Dorrie Kehoe, of 51 McArthur Road advocated for more neighborhood input before the CPC votes. Scott Richardson of 261 Elsinore Street, stated that he would like to see the land preserved in perpetuity. Sara Murphy of 368 Old Marlboro Road expressed concerns about changing the land. Karen Smith of Upland Road stated that she is concerned about the development of the lot and community input on the project. Beverly Ridpath of Conant Street asked if funding was ever requested to have the property be entirely open space. Ms. Rasmussen stated that the town is required to invite discussions on housing for any land acquisition projects. Christa Collins of the Sudbury Valley trustees explained the balance interests of open space and housing and that it helped to spread the cost out. Sue and Jay Beede-Copeland of 9

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Shirley Street spoke in favor of the project. Nancy Kerr of 25 Upland Road spoke in opposition of development of the property.

Dr. Grimwood moved to close the public hearing. Mr. Kearns seconded the motion and all others voted in favor. Ms. Proctor stated that the Committee would be moving on to the public meeting section of their agenda.

Review of Current Applications and Any New Materials Received

Dr. Boehm stated that the update on the Assabet River Bluff project was very helpful.

Mr. Ward stated that the Town of Newbury letter for the White Pond project was great and wondered if there was a process in which the WPAC could receive funding, possibly through the Natural Resources Department. Delia Kaye, Director of Natural Resources stated that the Town is excited and optimistic about the approach for the White Pond project, but needs to get a better handle on the budget. She explained that she is not in the position to support the application without the Town Manager's signature. Ms. Rasmussen explained that town staff has not been tasked by the Town Manager to administer the White Pond project.

Dr. Grimwood asked about the existing housing lot for the Assabet River Bluff project. Ms. Rasmussen stated that there are septic and wastewater concerns and that there needs to be a traffic study conducted.

Dr. Boehm asked about procurement and the White Pond project and asked the applicant to provide clarification on the sole source justification.

Mr. Flint stated that there will be a planning process for the Assabet River Bluff project, and that the CPC should focus on the percentage split for the funding.

Jane Prentiss of 15 Fern Street, spoke in favor of the White Pond project.

Dr. Boehm asked Ms. Rasmussen to provide a list of her priorities due to the CPC's budget limitations.

Catherine Clairmont of 26 Hemlock Street stated that the Town does not have a plan for water quality management and expressed concerns that the other town applications do not have a town signature. Ms. Gill stated that all of the town submitted applications are signed by the Town Manager on the property owner's signature line. Ms. Kaye stated that this is a process issue, not a political issue. Josh Galper of Stone Root Lane, stated that the APOD is the only available source. Dr. Boehm asked to see that justification in writing. Ms. Kaye stated that the town acknowledges that there is a problem at White Pond that needs to be solved. Dr. Grimwood indicated that there hasn't been an opportunity for the NRC to research alternative approaches for White Pond.

Mr. Kearns asked what Mr. Cratsley's opinion was on Town Counsel's memo/email regarding the White Pond project. Mr. Cratsley stated that we need to see how the applicant comes up with a solution to a co-applicant. Ms. Nelson stated that she would feel uncomfortable allowing a

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major revision to an application, like adding a sponsor or co-applicant at this stage. Ms. Nelson stated that it would complicate the deliberation process.

Discussion of Potential Recommendations

The Committee indicated that they would like to wait until the next meeting to discuss potential funding recommendations.

The Committee indicated that they would like to see the Select Board and the Town Manager's priority lists.

Review of Voting Process

The Committee briefly discussed their upcoming meeting schedule and meeting dates available before the warrant closes.

Ms. Proctor noted that Roselyn Romberg was still in the meeting and asked if the Historical Commission has been updated on the Wright Tavern project. Ms. Romberg indicated that they hope to have an approved draft of the preservation restriction to the CPC/HDC/CHC in January. Ms. Nelson stated that the grant agreement stated that the restriction would be developed with the Historical Commission, and that so far there has been no communication with the Historical Commission. Ms. Nelson expressed concerns that there is nothing in the draft restriction protecting the interior of the building. Mr. Kearns agreed with Ms. Nelson and stated that he has concerns about work going forward without the preservation restriction in place that would protect the interior as discussed.

Other Business and Minutes

The Committee asked that the minutes be placed on the next meeting agenda.

With no further discussion, Ms. Nelson moved to adjourn the meeting at 10:03 p.m. Dr. Boehm seconded the motion and all other voted in favor.

Respectfully submitted,

Heather Gill
Senior Planner

Minutes Approved on: _____ December 21, 2021

Secretary